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QUITCLAIM DEED WITH COVENANT  
**004961**

**NO TRANSFER  
TAX PAID**

**FSD ASSOCIATES, INC.**, a corporation organized and existing under the laws of the State of Maine and located at Waterville, County of Kennebec, and State of Maine for consideration paid, grant to **ARTHUR H. BROWN and WILLIAM TOPPS, JR.** of Stratton, Franklin County, Maine, and whose mailing address is P.O. Box 221, Stratton, Maine 04982, with quitclaim covenant, in joint tenancy, certain land in Waterville, Kennebec County, Maine, being more particularly described as follows:

A certain lot or parcel of land together with any buildings or improvements thereon in Waterville, County of Kennebec, State of Maine, described as follows:

Unit 2, (known as #225) in the Condominium known as Ridgewood Heights Condominium, situated in the City of Waterville, County of Kennebec and State of Maine, together with the Allocated Interest appurtenant to each such Unit, all as more fully set forth in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), and in the Plats and Plans of the condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time.

INCLUDING all furniture, furnishings, fixtures and personal property, if any, appurtenant to the Unit(s);

These premises are subject to:

- a. Existing utility easements, rights and lines located on the premises, including the Central Maine Power Company, New England Telephone Company and Kennebec Water District easements, rights and lines.
- b. Applicable state and municipal statutes, regulations, ordinances, permits, approvals and laws, including, without limitation, the terms of the Site Location of Development Act Order and the approvals from the City of Waterville.
- c. The covenant running with the land that future use of the premises shall be restricted to residential use only with no commercial use of any type. Residential condominium shall be

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permitted and rental of residential units shall not be deemed commercial use.

- d. The condition that there be no further subdivision without the necessary state and local (Planning Board) approvals, Unit Owners Association approvals, and Declarant approvals, except that Declarant, its successors and assigns shall not need Unit Owner or Unit Owners Association approval for the construction of additional units pursuant to its Development Rights and Special Declarant Rights set forth in the Declaration.
- e. Those matters set forth in or referred to in the Declaration of Condominium of Ridgewood Heights Condominium, dated December 29, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3676, Page 3, as amended from time to time (the "Declaration"), the Bylaws of the Ridgewood Heights Owners Association and in the Plats and Plans of the Condominium recorded in said Registry of Deeds at Plan Book E-90003 through E-90010, as amended from time to time, including without limitation the sixty (60') foot wide permanent greenbelt buffer strip along the stream as shown on the Condominium Plats.

Meaning and intending to supplement the title to premises acquired by the above Grantees by Quitclaim Deed of Maine Savings Bank dated November 14, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3834 Page 130.

Date: 3/19/91

Signed, Sealed and Delivered

Michele Brann

FSD Associates, Inc.

By: Robert Nardi

Robert Nardi, Its President



STATE OF MAINE  
COUNTY OF KENNEBEC

Date: 3/19/91

Personally appeared the above named Robert Nardi and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

Michele Brann



RECEIVED KENNEBEC CO.

NOTARY PUBLIC

Name

Michele Brann